



## **MORRIS-ELM APARTMENTS & OFFICE SUITES**

**34 – 36 Elm Street  
Morristown, NJ 07960**

Morris-Elm is a mixed-use complex comprised of two (2) buildings with thirty-four (34) residential apartments and 3 office suites located at 34-36 Elm Street, Morristown, New Jersey (the “Property”). The Property is situated on approximately one (1) acre of beautifully landscaped grounds with forty-one (41) on-site parking spaces. It is ideally located within walking distance to the NJ Transit train station (direct service to Manhattan), exclusive South Street shopping and restaurants, as well as the Town Square (i.e. “The Green”).

The Property is comprised of thirty-two (32) studio units; two (2) one bedroom units and three (3) professional office suites. The buildings are extremely well-maintained with the majority of the apartment kitchens and bathrooms recently renovated. Most of the units feature beautiful hardwood flooring. The heat (central boiler – hot water system), water and sewer are paid for by the Landlord. The Tenant pays for its own cooking gas and electricity, which are separately metered.

Morristown is the County Seat of Morris County, New Jersey. It is one of the more affluent towns in the County, with average household incomes exceeding \$105,000, and a resident population of approximately 18,544. The daytime employee population swells significantly based on the tremendous number of businesses in the area. It is home to the ever expanding Morristown Memorial Hospital renowned for its world class facilities, as well as George Washington’s Headquarters during the Revolutionary War. Morristown is a community that is culturally diverse with a mind toward historic preservation. It has been chosen as one of the “Dozen Distinctive Destinations” in the United States, based on its architecturally historic buildings throughout the Town. Morristown has its own airport, which is the second busiest general aviation airport in New Jersey. New York City is easily accessible from Morristown through its direct train and bus service to Penn Station in Manhattan, as well as its ease of access to major highways including I287, I80, US 202 and SR 24. In addition, Morristown is in the process of revitalizing its downtown, especially the areas surrounding “The Green” with a myriad of new construction comprised of commercial office, retail and residential developments. The revitalized downtown area includes the Morristown Community Theater, numerous high-end retailers and a wide variety of restaurants.

### **For Leasing Information Contact:**

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***NO PETS PERMITTED***